148.0	0005	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	917,200	/	917,200
USE VALUE:	917,200	/	917,200
ASSESSED:	917,200	/	917,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HIGGINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAGNUSON NORMAN H JR ETAL
Owner 2:	TRS/ MAGNUSON REVOCABLE TRUST
Owner 3:	
Street 1:	12 HIGGINS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGNUSON NORMAN H JR--ETAL -
Owner 2:	MAGNUSON DIANE L -
Street 1:	12 HIGGINS STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,721 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 3016 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4721.000	524,100		393,100	917,200
Total Card	0.108	524,100		393,100	917,200
Total Parcel	0.108	524,100		393,100	917,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.11 | /Parcel: 304.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

97512

GIS Ref

GIS Ref

Insp Date

10/17/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0005-0005.0

!11581!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	524,300	0	4,721.	393,100	917,400	917,400	Year End Roll	12/18/2019
2019	104	FV	402,600	0	4,721.	393,100	795,700	795,700	Year End Roll	1/3/2019
2018	104	FV	402,600	0	4,721.	348,200	750,800	750,800	Year End Roll	12/20/2017
2017	104	FV	378,100	0	4,721.	292,000	670,100	670,100	Year End Roll	1/3/2017
2016	104	FV	378,100	5100	4,721.	292,000	675,200	675,200	Year End	1/4/2016
2015	104	FV	337,400	5100	4,721.	252,700	595,200	595,200	Year End Roll	12/11/2014
2014	104	FV	337,400	5100	4,721.	244,300	586,800	586,800	Year End Roll	12/16/2013
2013	104	FV	350,700	5100	4,721.	232,500	588,300	588,300		12/13/2012

PRINT

Date	Time
12/11/20	01:44:05

LAST REV

Date	Time
08/28/18	10:13:44

mmcmakin

USER DEFINED

Prior Id # 1:	97512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11581

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGNUSON NORMAN	71286-496	1	7/9/2018	Convenience	1	No	No		
	19686-523		3/1/1989		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/2015	1936	Demo gar	4,000					DEMO Garage
8/29/2014	1090	Wood Dec	15,000		8/29/2014			Add a 10 x 15 deck
9/26/2006	814	Manual	6,500	C				replace front step
11/17/2001	863	Siding	22,400	C				VINYL SIDING
8/10/1999	508	Redo Bat	12,500					REM BATH/22 NEW WI
7/17/1995	401	Redo Kit	15,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2016	Measured	DGM	D Mann
10/17/2016	Permit Visit	DGM	D Mann
8/29/2014	Info Fm Prmt	PC	PHIL C
12/19/2008	Measured	336	PATRIOT
12/5/2001	External Ins	PM	Peter M
12/7/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4721		Sq. Ft.	Site		0	70.	1.19	8									393,140						393,100	

Total AC/HA: 0.10838 | Total SF/SM: 4721 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 393,140 | Spl Credit | Total: 393,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99814320
Const Adj.:	0.98000199
Adj $ / SQ:	166.291
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712043
Depreciation:	187979
Depreciated Total:	524064

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1995
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

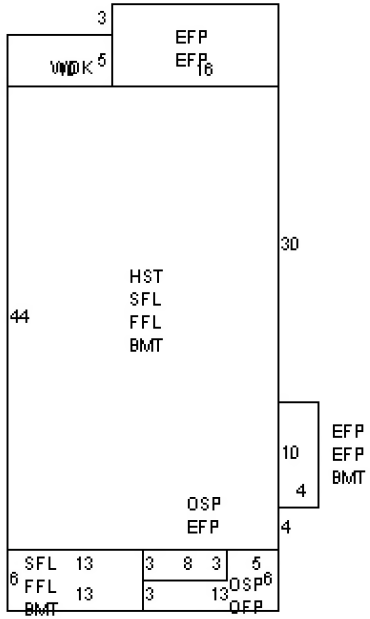
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.29
Special Features:	0	Val/Su Net:	108.73
Final Total:	524100	Val/Su SzAd	173.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,262	49.890	62,958
FFL	First Floor	1,222	166.290	203,208
SFL	Second Floor	1,222	166.290	203,208
HST	Half Story	572	166.290	95,118
EFP	Enclos Porch	360	34.090	12,273
OSP	Screen Porch	78	40.590	3,166
OFP	Open Porch	54	43.120	2,328
WDK	Deck	50	15.680	784
	Net Sketched Area:	4,820	Total:	583,043

Size Ad	3016	Gross Are	5392	FinArea	3016

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

148.0-0005-0005.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	